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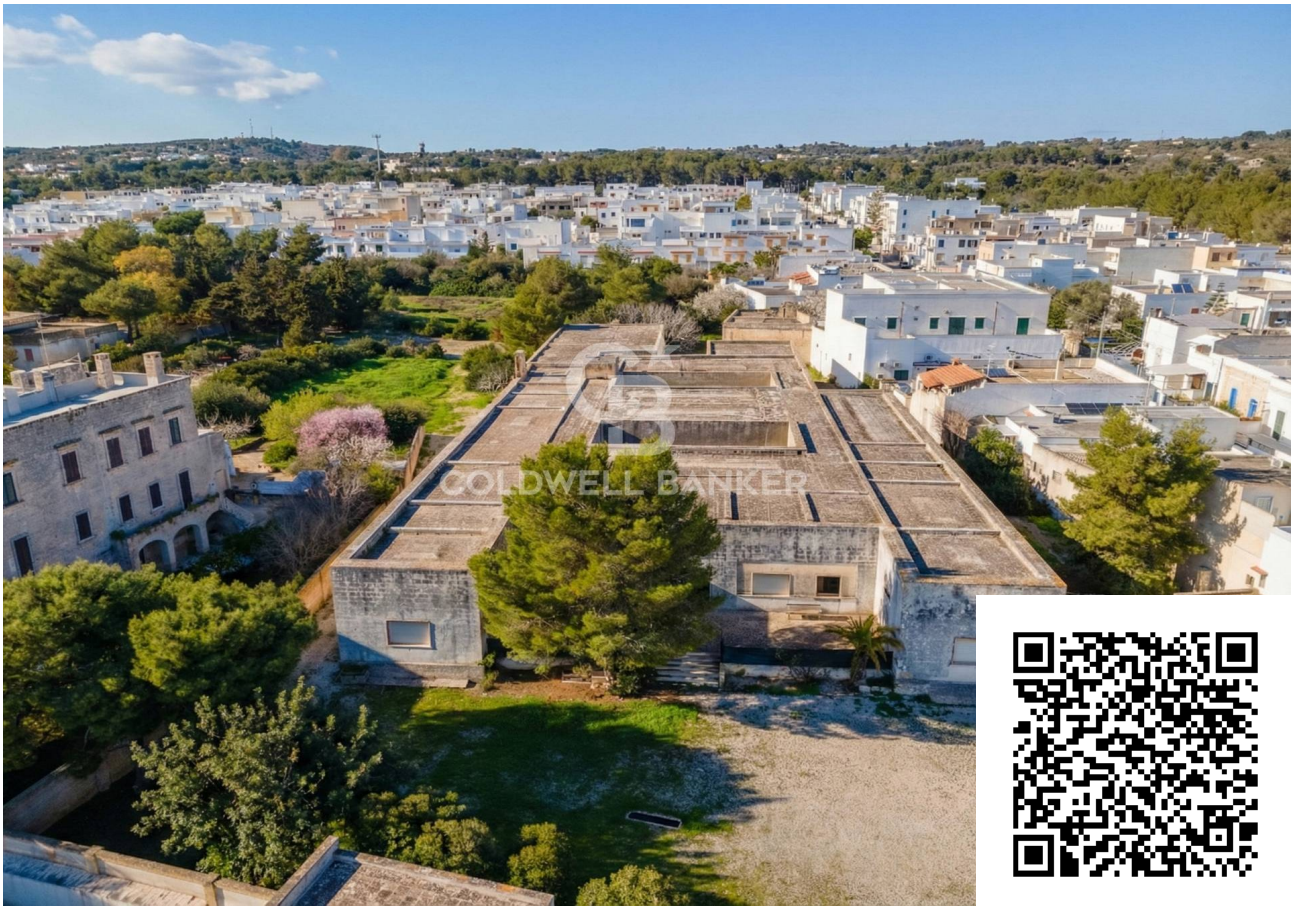
Farmhouse for Sell in Castrignano del Capo - Area: Santa Maria di Leuca

Via Quinto Ennio, Lecce, 73040 (LE)

3.052.000€



Contact info

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Description

SANTA MARIA DI LEUCA
In the heart of the renowned seaside town of Santa Maria di Leuca, we offer for sale the "**former seaside colony Romasi**," a historic property for the local community and a **unique real estate development opportunity.**
This prestigious property, set in a breathtaking landscape **less than 300 meters from the sea**, takes its name from Baron Romasi, the local feudal lord, whose heirs donated the estate to a religious congregation. In the late 1960s, the congregation established a seaside colony for young people to spend their holidays, which remained in operation until the early 2000s.
The area enjoys a **prime location**, with access from both Via Quinto Ennio and Via Papa Giulio I, and covers a total surface of approximately **16,000 sqm**, of which about **2,000 sqm** are occupied by the building.
The main building is spread on a single leve on the ground floor and it consists of numerous rooms with traditional **star-shaped and barrel vault ceilings**, two central courtyards, and a staircase providing access to the rooftop terrace with a charming sea view. The entire layout develops around a large central corridor, also vaulted, forming the structural backbone of the building and providing access to the single rooms.
The secondary building, located north of the former seaside colony, consists of two rooms with star vaults, one of which has been converted into restroom facilities.
A third, smaller building has also been designated for other services.
Thanks to its prime location and the architectural features of the existing buildings, this property represents an extraordinary opportunity for the development of various **projects**, in harmony with landscape preservation and cultural heritage protection.
In particular, the following developments could be considered:
Residential or commercial services:
With appropriate urban planning adjustments, exclusive residential units can be created by renovating and repurposing the existing structure in order to create independent homes with private gardens, as well as shops, commercial activities, or shared recreational spaces. An innovative redevelopment project that could combine the historic restoration of the former seaside colony with modern space utilization, enhancing the original architecture and harmoniously integrating it with new residential constructions.
High-value tourism and hospitality projects:
Its proximity to the sea and central location make this area ideal for the development of high-end hospitality facilities. With 30 existing rooms and additional buildable floor area, the volumes are suitable for a project aimed at further enhancing the area's appeal, offering unique experiences to visitors from around the world; not only an exclusive stay, but also the opportunity to immerse themselves in the culture and historical roots of the region.
Extra-hospital residential facilities and private clinics:
Given the social and urban planning vocation of the area, it is also suitable for the development of high-level healthcare residences (RSA), assisted socio-health residences (RSSA), or specialized beauty & wellness clinics.
The property is divided into the following planning zones:

- Zone B5 – Building completion: 9,450.65 sqm
- Zone B5* – Building completion with special designation: 2,919.60 sqm
- Zone F2 – Neighborhood services: 3,196.75 sqm

With a building index of 2 cubic meters per square meter for Zones B5 and B5*, the area allows for a total buildable volume of approximately 24,000 cubic meters, from which the existing volume of 10,880 cubic meters of the former seaside colony must be deducted.
This prestigious real estate complex offers a rare blend of history, strategic location, and development potential. It represents a blank canvas for visionary investors interested in creating an iconic project capable of integrating tradition and innovation in one of the most fascinating destinations in Italy. A must-visit location for those seeking unspoiled nature and relaxation within a unique landscape setting.
Santa Maria di Leuca is just a few kilometers from the most beautiful and renowned seaside resorts of Lower Salento, 68 km from Lecce and 120 km from Brindisi Airport.

Details

Property ID: CBI069-553-133053

Surface: 2000.00 m²

Rooms: 30

Bathrooms: 15

Property Features

Floor: Ground floor

Conservation status: To be renovated

Current condition: Free upon deed

Surface: 2000.00 m²

Rooms: 30

Bathrooms: 15

Kitchen: Habitable

Position: Touristic

Shower: Yes

Parking space: Uncovered

Garage: Shed

Terrace: Present

Nearby

- Gyms
- Beauty centres
- Soccer fields
- Sport centres
- Tennis courts
- Cycle paths
- Playgrounds
- Rail station
- Public transports
- Nursery school
- Primary schools
- Secondary schools
- High school
- Bar
- Post offices
- Shopping centres
- Municipal office

Images

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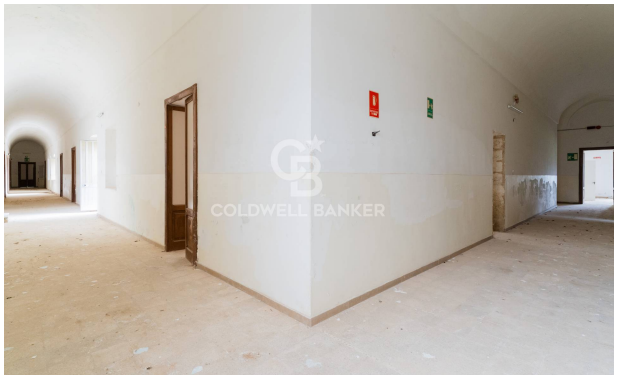
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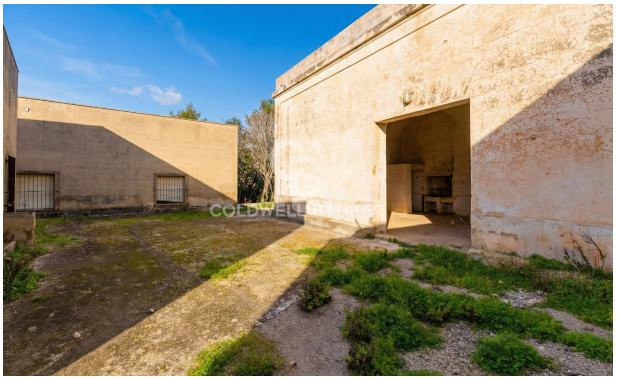
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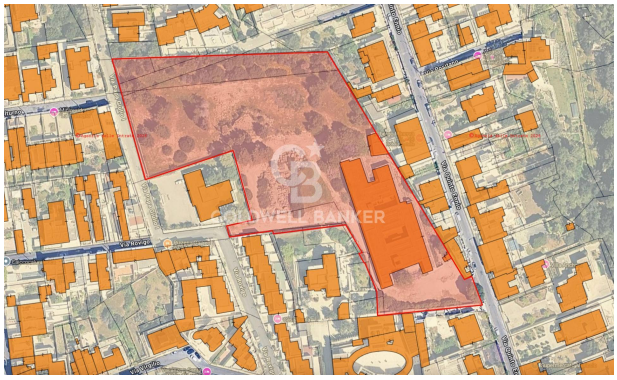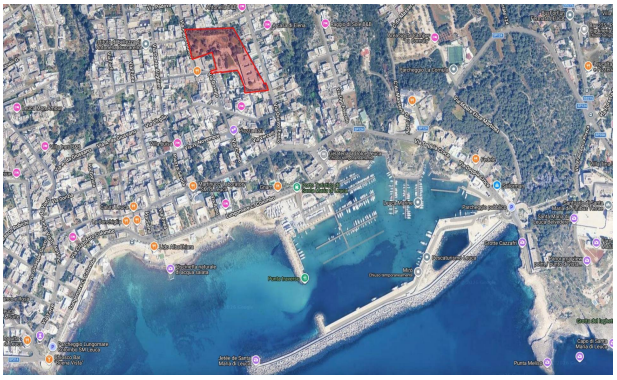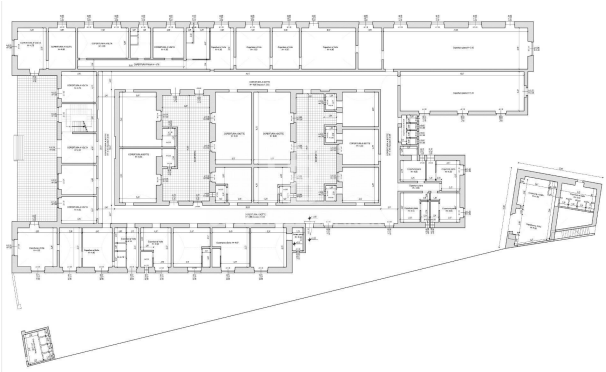
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